

**PLANNING COMMISSION AGENDA
REGULAR MEETING
MONDAY, APRIL 21, 2014**

**STUDY SESSION: 4:30 P.M. – CITY COUNCIL CHAMBERS
MEETING: 5:00 P.M. - CITY COUNCIL CHAMBERS**

1. Meeting Called to Order.
2. Roll Call.
3. Reading of the Minutes of the March 17, 2014 Regular Meeting.
4. Public comment period. The general public is invited to address the Planning Commission regarding any item on this agenda. The overall and individual speaking time allotments may be limited by the Chair.
5. Consider request of Ron Vlach for conditional use permit to allow for an oversized accessory building in RL zoning district. Article 7, Section 704.
6. Consider Carson and Alice Day's request to sub-divide part of the NW 1/4, Section 28, Township 17 North, Range 9 East into two tracts.
7. Consider Carson and Alice Day's request to combine the above two tracts.
8. Consider Tom Sawyer's request to re-plat lots 3 and 4, Block 3, Sawyer 2nd Sub-division
9. Public Hearing to consider Redevelopment Plan for 23rd and Bell Street.
10. Consider Redevelopment Plan for 23rd and Bell Street.

THIS MEETING WAS PRECEDED BY PUBLICIZED NOTICE IN THE FREMONT TRIBUNE AND THE AGENDA DISPLAYED IN THE LOBBY OF THE MUNICIPAL BUILDING AND POSTED ONLINE AT WWW.FREMONTNE.GOV; AND DISTRIBUTED TO THE PLANNING COMMISSION, MAYOR AND CITY COUNCIL ON APRIL 9, 2014 AND IS OPEN TO THE PUBLIC. A COPY OF THE AGENDA WAS KEPT CONTINUALLY CURRENT AND AVAILABLE TO THE PUBLIC AT THE OFFICE OF THE CITY PLANNER, 400 EAST MILITARY. A COPY OF THE OPEN MEETING LAW IS POSTED CONTINUALLY FOR PUBLIC INSPECTION LOCATED NEAR THE ENTRANCE DOOR BY THE AGENDAS. THE PLANNING COMMISSION RESERVES THE RIGHT TO ADJUST THE ORDER OF ITEMS ON THIS AGENDA.

STAFF REPORT

TO: Planning Commission

FROM: Rian Harkins, Planning Director

DATE: 1 April 2014

SUBJECT: Request to approve a conditional use application to erect an oversized accessory building, 450 W Military Ave, Fremont, Dodge County, Nebraska (Vlach).

Recommendation: Staff recommends approval subject to conditions.

Request:

The applicant seeks approval of a conditional use permit in order to erect an oversized accessory building on West Military Avenue.

Background:

The request is for tract of land just outside of the corporate boundary in the City's extraterritorial jurisdiction. The parcel is 10.26 acres in size.

The area is zoned RL Lake and River Residential, as are the surrounding tracts of land west, south, and north of this parcel. RR Rural Residential zoning is located to the east of the property. Land uses in this area are residential in nature, although the character is somewhat rural.

The request for the conditional use is based on the desire for an accessory building that is larger allowed by the zoning ordinance. Section 704 of the zoning ordinance notes that in the RR zoning district parcels with a lot area over 5 acres in size may have an accessory building in excess of 2400 square feet with a conditional use permit. The proposed building is 75'x300'.

Staff is recommending approval subject to either of the following conditions being met:

- The proposed building be moved to the east side of the house, or
- The board of adjustment grant a variance for the proposed 10 foot side yard setback

Findings:

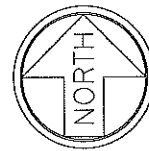
The proposed conditional use, subject to the conditions outlined above, will be in compliance with the requirements of the RL Lake and River Residential zoning district as well as meeting the intent of the Future land Use Plan, and is in conformance with the proposed Comprehensive Plan, Blueprint for Tomorrow.

	CRITERIA	Compliance
Land Use Compatibility		
Development Density	Site area per unit or floor area ratio should be similar to surrounding uses if not separated by major natural or artificial features.	Yes
Height and Scale		
Height and Bulk	Development should minimize differences in height and building size from surrounding structures. Differences should be justified by urban design considerations.	Yes
Setbacks	Development should respect pre-existing setbacks in surrounding area. Variations should be justified by site or operating characteristics.	Yes
Building Coverage	Building coverage should be similar to that of surrounding development of possible. Higher coverage should be mitigated by landscaping or site amenities.	Yes
Site Development		
Frontage	Project frontage along a street should be similar to lot width.	Yes
Parking and Internal Circulation	Parking should serve all structures with minimal conflicts between pedestrians and vehicles.	Yes
	All structures must be accessible to public safety vehicles.	Yes
	Development must have access to adjacent public streets and ways. Internal circulation should minimize conflicts and congestion at public access points.	Yes
Landscaping	Landscaping should be integral to the development, providing street landscaping, breaks in uninterrupted paved areas, and buffering where required by surrounding land uses. Parts of site with sensitive environmental features or natural drainage ways should be preserved.	Yes
Building Design	Architectural design and building materials should be compatible with surrounding areas or highly visible locations	Yes
Operating Characteristics		
Traffic Capacity	Project should not obstruct traffic on adjacent streets. Compensating improvements will be required to mitigate impact on street system operations.	Yes
External Traffic Effects	Project design should direct non-residential traffic away from residential areas.	Yes
Operating Hours	Projects with long operating hours must minimize effects on surrounding residential areas.	Yes
Outside Storage	Outside storage areas must be screened from surrounding streets and less intensive land uses.	Yes
Public Facilities		
Sanitary Waste Disposal	Developments within 500 feet of a public sanitary sewer must connect to sewer system. Individual disposal systems, if permitted, shall not adversely affect public health, safety, or welfare.	Yes
	Sanitary sewer must have adequate capacity to serve development.	Yes

Utilities	Project must be served by utilities.	Yes
	Rural estate subdivisions should be located in designated areas which can accommodate utility and infrastructure installation consistent with the need to protect the environment and public health.	NA
Comprehensive Plan	Projects should be consistent with the City of Fremont's Comprehensive Development Plan.	Yes

PROPOSED BUILDING
450 WEST MILITARY AVE.
VICTORY LAKE MARINE

TAX LOT 66
10.26 ACRES



SCALE: 1" = 50'

S89°58'29"W
172.31'

ISAAC
WALTON
LEAGUE

N02°34'07"E 608.36'

481.78'

PROPOSED
300' X 75'
BUILDING

GARAGE

HOUSE

17.5'±

10'

N84°09'55"W
97.65'

25'

N03°52'43"E
157.28'

N66°20'25"W
44.76'

N86°04'50"W
99.95'

S03°52'43"W
173.28'

N03°52'44"E
207.44'

WEST MILITARY AVENUE

N66°34'02"W
262.93'

Dodd Engineering
& Surveying



Stephen W. Dodd P.E. & L.S.
Ph. 402-727-9067
402 North D, P.O. Box 1855
Fremont, NE 68026-1855
email: Steve@doddengineering.net

LEGAL DESCRIPTIONS:

TRACT 'A':

PART OF TAX LOT 48 LYING IN THE NW $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6th P.M., DODGE COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE CENTER OF SAID SECTION 16, T 17 N, R 8 E; THENCE S 00°00'E (ASSUMED BEARING) ALONG THE WEST LINE OF THE SE $\frac{1}{4}$ OF SAID SECTION A DISTANCE OF 452.70 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 48, SAID POINT BEING THE POINT OF BEGINNING; THENCE N 89°31'52"E ALONG THE NORTH LINE OF SAID TAX LOT 48 A DISTANCE OF 364.78 FEET; THENCE S 00°20'07"W A DISTANCE OF 593.77 FEET TO A POINT ON THE NORTH LINE OF TAX LOT 47 IN SAID SECTION 16; THENCE N 86°04'50"W ALONG SAID NORTH LINE A DISTANCE OF 78.48 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 47; THENCE S 03°52'43"W ALONG THE WEST LINES OF SAID TAX LOT 47 AND TAX LOT 6 IN SAID SECTION 16 A DISTANCE OF 173.28 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT 6 SAID POINT ALSO LYING ON THE NORTHERLY R.O.W. LINE OF MILITARY ROAD; THENCE N 66°20'25"W ALONG SAID NORTHERLY R.O.W. LINE A DISTANCE OF 44.76 FEET TO THE SOUTHEAST CORNER OF TAX LOT 5 IN SAID SECTION 16; THENCE N 03°52'43"E ALONG THE EAST LINE OF SAID TAX LOT 5 A DISTANCE OF 157.28 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 5; THENCE N 84°09'55"W ALONG THE NORTH LINE OF SAID TAX LOT 5 A DISTANCE OF 97.65 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 5, SAID POINT LYING ON THE WESTERLY LINE OF SAID TAX LOT 48; THENCE ALONG SAID WESTERLY LINE AS FOLLOWS, N 02°34'07"E A DISTANCE OF 481.78 FEET; THENCE S 89°59'29"W A DISTANCE OF 112.31 FEET; THENCE N 00°00'E A DISTANCE OF 92.22 FEET TO THE POINT OF BEGINNING; AND CONTAINING 3.26 ACRES, MORE OR LESS.

TRACT 'B':

PART OF TAX LOT 48 LYING IN THE NW $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6th P.M., DODGE COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE CENTER OF SAID SECTION 16, T 17 N, R 8 E; THENCE S 00°00'E (ASSUMED BEARING) ALONG THE WEST LINE OF THE SE $\frac{1}{4}$ OF SAID SECTION A DISTANCE OF 452.70 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 48; THENCE N 89°31'52"E ALONG THE NORTH LINE OF SAID TAX LOT 48 A DISTANCE OF 364.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE N 89°31'52"E A DISTANCE OF 421.02 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 48, SAID POINT BEING 447.1 FEET SOUTH OF THE NORTH LINE OF SAID SE $\frac{1}{4}$; THENCE ALONG THE EASTERLY LINE OF SAID TAX LOT 48 AS FOLLOWS, S 00°32'26"W A DISTANCE OF 147.28 FEET; THENCE S 89°39'53"W A DISTANCE OF 42.00 FEET; THENCE S 00°20'07"E A DISTANCE OF 550.57 FEET TO A POINT 75.00 FEET NORTH OF THE NORTHEAST CORNER OF TAX LOT 7 IN SAID SECTION 16; THENCE S 89°54'28"W PARALLEL TO AND 75.00 FEET NORTH OF THE NORTH LINE OF SAID TAX LOT 7 A DISTANCE OF 129.98 FEET; THENCE S 00°20'07"E PARALLEL TO AND 30.0 FEET WEST OF THE WEST LINE OF SAID TAX LOT 7 A DISTANCE OF 211.92 FEET TO A POINT ON THE NORTHERLY R.O.W. LINE OF MILITARY ROAD; THENCE N 66°34'02"W ALONG SAID NORTHERLY R.O.W. LINE A DISTANCE OF 262.9 FEET TO THE SOUTHEAST CORNER OF TAX LOT 6 IN SAID SECTION 16; THENCE N 03°52'44"E ALONG THE EAST LINES OF TAX LOT 6 AND TAX LOT 47 IN SAID SECTION A DISTANCE OF 207.44 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 47; THENCE N 86°04'50"W ALONG THE NORTH LINE OF SAID TAX LOT 47 A DISTANCE OF 21.47 FEET; THENCE N 00°20'07"W A DISTANCE OF 593.77 FEET TO THE POINT OF BEGINNING; AND CONTAINING 7.00 ACRES, MORE OR LESS.

Fremont, NE City Information Map

Search Address House # Street Submit >

Aerial

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The aerial map shows a suburban area with several large lots. A road labeled "S Co Rd 20 Av" runs horizontally across the top. To the left, a railroad track labeled "Union Pacific Railroad" runs diagonally. A street labeled "W Military Av" runs vertically through the center-left. Another street labeled "Christensen Field Rd" runs vertically on the right side. The map features various green spaces, some with trees, and some cleared brown areas. Property boundaries are outlined in yellow. In the bottom right corner, there is a small inset map showing the location of the current view within a larger regional context.

STAFF REPORT

TO: Planning Commission

FROM: Rian Harkins, Planning Director

DATE: 1 April 2014

SUBJECT: Request to split part of the Northwest Quarter of Section 28, Township 17 North, Range 9 East, Dodge County, Nebraska into two lots (Day).

Recommendation: Staff recommends approval.

Request:

The applicant seeks approval of a lot split involving two parcels at the intersection of Morningside Road and County Road 26.

Background:

The lot split is being requested by the existing owner of two lots in order to better accommodate the sale of property.

The lot is within an RR Rural Residential Zoning District, as is the surrounding area immediately east and south. AG Agricultural zoning is located immediately to the west and north, as well as farther east and south of the property. The proposed lot split will conform to the setback requirements of this zoning district.

Findings:

The proposed lot split will be in compliance with the requirements of the RR Zoning District and the Future Land Use Plan, and is in conformance with the proposed Comprehensive Plan, Blueprint for Tomorrow.

PROPOSED LOT SPLIT
CARSON AND ALICE DAY
PART OF THE NORTHWEST QUARTER OF SECTION 28-17-9
MARCH, 2014



EXISTING LEGAL DESCRIPTIONS:

THE SOUTH 170.00 FEET OF THE NORTH 461.00 FEET OF THE WEST 260.00 FEET OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.

THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE 6TH P.M., DODGE COUNTY NEBRASKA, EXCEPT THE SOUTH 170.00 FEET OF THE NORTH 461.00 FEET OF THE WEST 260.00 FEET AND EXCEPT THE SOUTH 113.00 FEET OF THE NORTH 291.00 FEET OF THE WEST 196.00 FEET AND EXCEPT THE NORTH 178.00 FEET OF THE WEST 810.00 FEET.

PROPOSED LEGAL DESCRIPTIONS:

THE SOUTH 485.00 FEET OF THE NORTH 776.00 FEET OF THE WEST 560 FEET AND THE SOUTH 113.00 FEET OF THE NORTH 291.00 FEET OF THE EAST 364.00 FEET OF THE WEST 560.00 FEET OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.

THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE 6TH P.M., DODGE COUNTY NEBRASKA, EXCEPT THE SOUTH 598.00 FEET OF THE NORTH 776.00 FEET OF THE WEST 560.00 FEET AND EXCEPT THE NORTH 178.00 FEET OF THE WEST 810.00 FEET.



SCALE: 1" = 100'

Dodd Engineering & Surveying



Stephen W. Dodd P.E. & L.S.
Ph. 402-727-9067
402 North D, P.O. Box 1855
Fremont, NE 68026-1855
email: Steve@doddengineering.net

STAFF REPORT

TO: Planning Commission

FROM: Rian Harkins, Planning Director

DATE: 1 April 2014

SUBJECT: Request to combine part of the Northwest Quarter of Section 28, Township 17 North, Range 9 East, Dodge County, Nebraska into two lot (Day).

Recommendation: Staff recommends approval.

Request:

The applicant seeks approval of a lot combination involving two parcels at the intersection of Morningside Road and County Road 26.

Background:

The lot combination is being requested by the existing owner of two lots in order to better accommodate the sale of property. The applicant is looking to combine an existing lot of record that is approximately 170'x260' with a parcel that contains the adjacent outbuildings.

The lot is within an RR Rural Residential Zoning District, as is the surrounding area immediately east and south. AG Agricultural zoning is located immediately to the west and north, as well as farther east and south of the property. The proposed lot split will conform to the setback requirements of this zoning district.

Findings:

The proposed lot split will be in compliance with the requirements of the RR Zoning District and the Future Land Use Plan, and is in conformance with the proposed Comprehensive Plan, Blueprint for Tomorrow.

PROPOSED LOT SPLIT
CARSON AND ALICE DAY
PART OF THE NORTHWEST QUARTER OF SECTION 28-17-9
MARCH, 2014



EXISTING LEGAL DESCRIPTIONS:

THE SOUTH 170.00 FEET OF THE NORTH 461.00 FEET OF THE WEST 260.00 FEET OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.

THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE 6TH P.M., DODGE COUNTY NEBRASKA, EXCEPT THE SOUTH 170.00 FEET OF THE NORTH 461.00 FEET OF THE WEST 260.00 FEET AND EXCEPT THE SOUTH 113.00 FEET OF THE NORTH 291.00 FEET OF THE WEST 196.00 FEET AND EXCEPT THE NORTH 178.00 FEET OF THE WEST 810.00 FEET.

PROPOSED LEGAL DESCRIPTIONS:

THE SOUTH 485.00 FEET OF THE NORTH 776.00 FEET OF THE WEST 560 FEET AND THE SOUTH 113.00 FEET OF THE NORTH 291.00 FEET OF THE EAST 364.00 FEET OF THE WEST 560.00 FEET OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.

THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE 6TH P.M., DODGE COUNTY NEBRASKA, EXCEPT THE SOUTH 598.00 FEET OF THE NORTH 776.00 FEET OF THE WEST 560.00 FEET AND EXCEPT THE NORTH 178.00 FEET OF THE WEST 810.00 FEET.



SCALE: 1" = 100'

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Fremont, NE 68026-1855
email: Steve@doddengineering.net

STAFF REPORT

TO: Planning Commission

FROM: Rian Harkins, Planning Director

DATE: 1 April 2014

SUBJECT: Request to replat Lots 3 and 4, Sawyer 2nd Subdivision, Fremont, Dodge County, Nebraska (Sawyer).

Recommendation: Staff recommends approval.

Request:

The applicant seeks approval of a replat of Lots 3 and 4, Sawyer 2nd Subdivision.

Background:

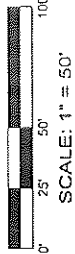
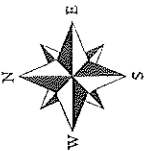
The replat is being requested by the applicant to further accommodate development of the existing business, which is located in the south central part of the community on Shuster Ranch Road just west of Broad Street.

The lots being considered for the replat are within LI Limited Industrial Zoning District, as is the surrounding area immediately south. GC General Commercial zoning is located immediately to the east and north. The proposed replat will conform to the setback requirements of this zoning district.

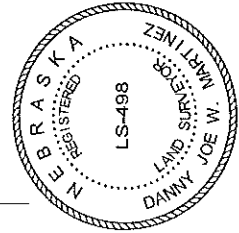
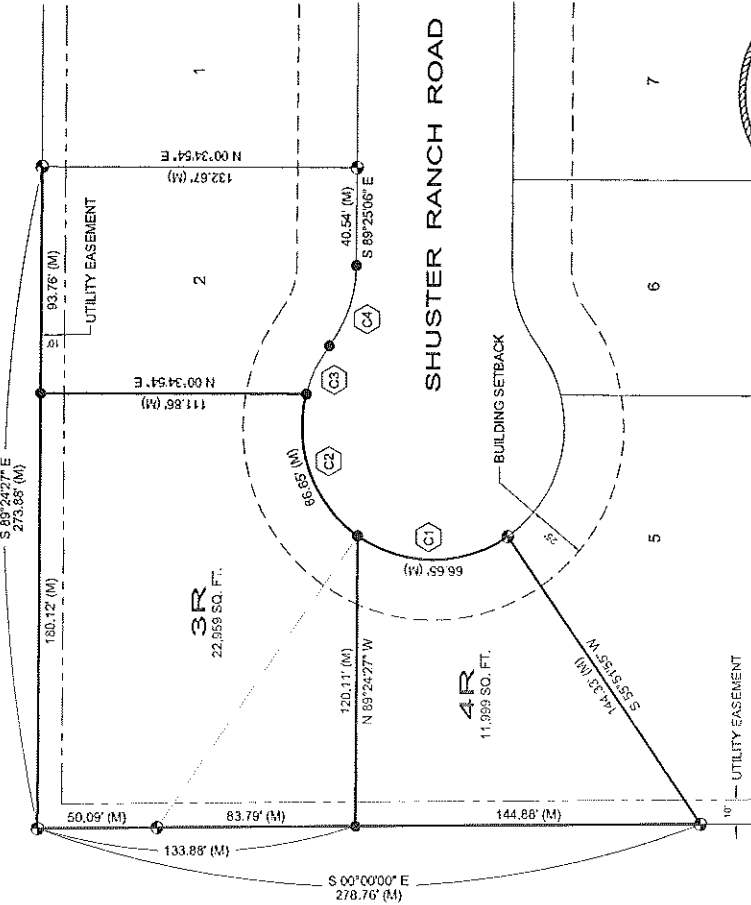
Findings:

The proposed replat will be in compliance with the requirements of the LI Zoning District, the subdivision regulations, and the Future Land Use Plan, and is in conformance with the proposed Comprehensive Plan, Blueprint for Tomorrow.

A REPLAT OF LOTS 3 AND 4, SAWYER 2ND SUBDIVISION TO THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	55.00' (M)	66.65' (M)	62.65' (M)	N 00°34'55" E
C2	55.00' (M)	66.65' (M)	62.64' (M)	N 70°00'43" E
C3	55.00' (M)	22.23' (M)	22.09' (M)	S 63°41'44" E
C4	55.00' (M)	35.81' (M)	35.18' (M)	S 70°46'03" E



SURVEYOR'S CERTIFICATION:
I, DANNY JOE W. MARTINEZ, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS REPLAT OF LOTS 3 AND 4, OF SAWYER 2ND SUBDIVISION HAS BEEN SURVEYED BY ME OR UNDER MY SUPERVISION, AND THAT THE LEGAL DESCRIPTION IS AS STATED ON THIS PLAT. PERMANENT MONUMENTS HAVE BEEN FOUND OR ESTABLISHED AT ALL LOCATIONS SHOWN ON THIS PLAT.

DANNY JOE W. MARTINEZ, L.S. 498 _____ DATE _____

LEGAL DESCRIPTION:

LOT 3 AND LOT 4, OF SAWYER 2ND SUBDIVISION, TO THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

NOTARY:

STATE OF NEBRASKA }
DODGE COUNTY }
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME
BY TOM AND MARKA SAWYER, THIS _____ DAY
OF _____ A.D., 2014.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS: THAT TOM AND MARKA SAWYER, HUSBAND AND WIFE, BEING THE OWNERS AND PROPRIETORS OF THE PROPERTY DESCRIBED WITHIN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID LAND TO BE HEREIN REPLATED INTO TWO (2) LOTS, TO BE NAMED AND NUMBERED AS SHOWN, SAID REPLAT TO BE HEREAFTER KNOWN AS "REPLAT OF LOTS 3 AND 4, OF SAWYER 2ND SUBDIVISION". SAID OWNER HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF THEIR PROPERTY, AS SHOWN ON THIS PLAT. SAID OWNER HEREBY GRANTS UTILITY EASEMENTS AT THE LOCATIONS AND WIDTHS SHOWN ON THIS PLAT. SAID EASEMENTS ARE RESERVED FOR THE USE OF PUBLIC UTILITIES, AND ARE SUBJECT TO THE PARAMOUNT RIGHT OF THE PUBLIC UTILITY TO INSTALL, REPAIR, REPLACE AND MAINTAIN ITS INSTALLATIONS.

TOM SAWYER, OWNER
MARKA SAWYER, OWNER

CITY OF FREMONT PLANNING COMMISSION APPROVAL:

THIS REPLAT OF LOTS 3 AND 4, OF SAWYER 2ND SUBDIVISION, HAS BEEN SUBMITTED TO, AND APPROVED BY THE CITY OF FREMONT PLANNING COMMISSION, AND IS HEREBY TRANSMITTED TO THE CITY COUNCIL OF FREMONT, NEBRASKA, WITH THE RECOMMENDATION THAT THIS PLAT BE APPROVED AS PROPOSED.

DATED THIS _____ DAY OF _____, 2014.

CITY OF FREMONT PLANNING COMMISSION:

CHAIRPERSON _____

SECRETARY _____

FREMONT CITY COUNCIL APPROVAL:

THE PLAT AND THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY ACCEPTED BY THE FREMONT CITY COUNCIL, DODGE COUNTY, NEBRASKA.

THIS _____ DAY OF _____, 2014.

MAYOR _____

CITY CLERK _____

OWNER:
TOM & MARKA SAWYER
2524 PARK PLACE
FREMONT, NE 68025

APEX
LAND SURVEYING, LLC

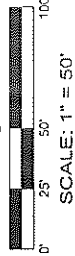
Danny Martinez, RLS
125 N. Clamar Ave.
Fremont, Nebraska 68025
(402) 720-9339 Office / Mobile
damm.surveying@gmail.com

Client:	Tom & Marka Sawyer
Date:	04/04/14
Project No.:	Sawyer-L3L4-Sawyer2nd-Fremont
Drawing File:	Sawyer-L3L4-Sawyer2nd-Fremont.dwg
Scale:	1" = 50'
Sheet:	1 of 1
Issue No.:	1

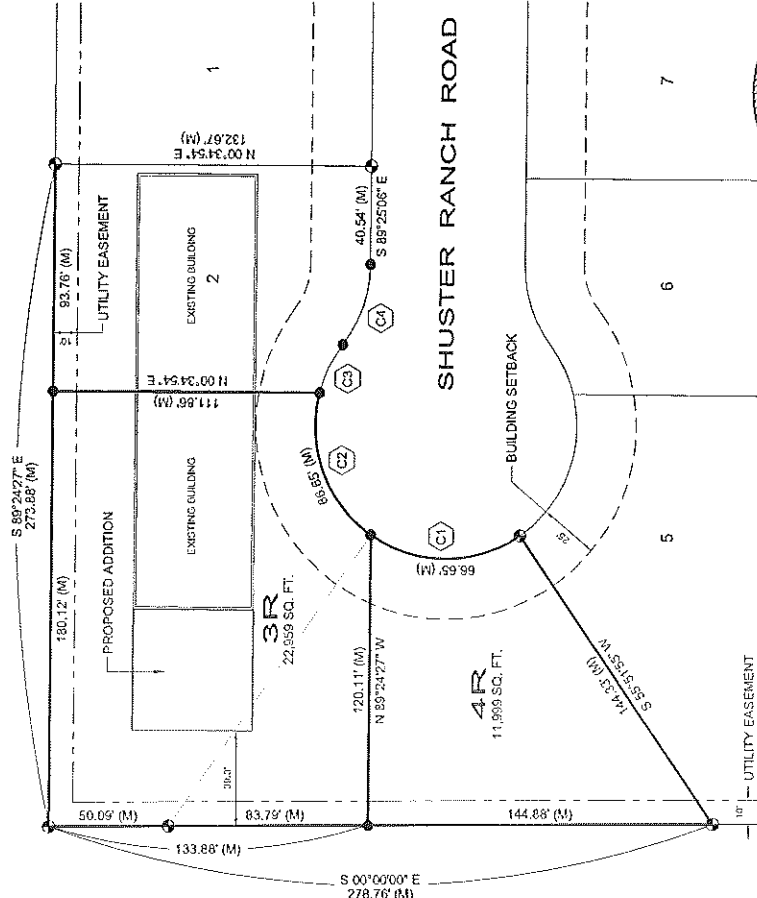
- LEGEND:**
- MONUMENT FOUND
 - MONUMENT SET
 - COMPUTED POSITION (NOT SET)
 - (M) MEASURED DISTANCE
 - (P) PLAT DISTANCE
 - (D) DEED DISTANCE

- 1. ALL BEARINGS ARE ASSUMED.
- 2. ALL MONUMENTS FOUND ARE 50' REBARS.
- 3. ALL MONUMENTS SET ARE 50' BY 2" REBARS WITH A PLASTIC CAP STAMPED "LS-498", UNLESS NOTED OTHERWISE.

A REPLAT OF LOTS 3 AND 4, SAWYER 2ND SUBDIVISION TO THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA

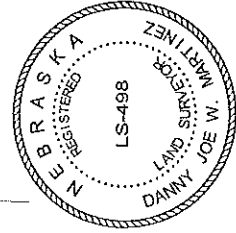


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	55.00' (M)	66.65' (M)	62.65' (M)	N 00°34'55" E
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C3	55.00' (M)	22.23' (M)	22.08' (M)	S 63°41'14" E
C4	55.00' (M)	35.81' (M)	35.18' (M)	S 70°46'03" E



SURVEYOR'S CERTIFICATION:
I, DANNY JOE W. MARTINEZ, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS REPLAT OF LOTS 3 AND 4, OF SAWYER 2ND SUBDIVISION HAS BEEN SURVEYED BY ME OR UNDER MY SUPERVISION, AND THAT THE LEGAL DESCRIPTION IS AS STATED ON THIS PLAT. PERMANENT MONUMENTS HAVE BEEN FOUND OR ESTABLISHED AT ALL LOCATIONS SHOWN ON THIS PLAT.

DANNY JOE W. MARTINEZ, L.S. 498 _____ DATE _____



LEGAL DESCRIPTION:

LOT 3 AND LOT 4, OF SAWYER 2ND SUBDIVISION, TO THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

NOTARY:
STATE OF NEBRASKA } 35
DODGE COUNTY }
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME
BY TOM AND MARKA SAWYER, THIS ____ DAY
OF _____ A.D., 2014.

NOTARY PUBLIC:
MY COMMISSION EXPIRES _____

TOM SAWYER, OWNER _____ MARKA SAWYER, OWNER _____

CITY OF FREMONT PLANNING COMMISSION APPROVAL:

THIS REPLAT OF LOTS 3 AND 4, OF SAWYER 2ND SUBDIVISION, HAS BEEN SUBMITTED TO, AND APPROVED BY THE CITY OF FREMONT PLANNING COMMISSION, AND IS HEREBY TRANSMITTED TO THE CITY COUNCIL OF FREMONT, NEBRASKA, WITH THE RECOMMENDATION THAT THIS PLAT BE APPROVED AS PROPOSED.

DATED THIS ____ DAY OF _____, 2014.

CITY OF FREMONT PLANNING COMMISSION:

CHAIRPERSON _____

SECRETARY _____

FREMONT CITY COUNCIL APPROVAL:

THE PLAT AND THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY ACCEPTED BY THE FREMONT CITY COUNCIL, DODGE COUNTY, NEBRASKA.

THIS ____ DAY OF _____, 2014.

MAYOR _____

CITY CLERK _____

OWNER:
TOM & MARKA SAWYER
2524 PARK PLACE
FREMONT, NE 68025

APEX
LAND SURVEYING, LLC

Danny Martinez, RLS
125 N. Clamar Ave.
Fremont, Nebraska 68025
(402) 720-9330 Office / Mobile
danny.surveying@gmail.com

- LEGEND:**
- MONUMENT FOUND
 - MONUMENT SET
 - COMPLETED POSITION (NOT SET)
 - (M) MEASURED DISTANCE
 - (P) PLAT DISTANCE
 - (D) DEED DISTANCE

- 1. ALL BEARINGS ARE ASSUMED.
- 2. ALL MONUMENTS FOUND ARE 6" REBAR.
- 3. ALL MONUMENTS SET ARE 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "LS-498", UNLESS NOTED OTHERWISE.

Client:	Tom & Marka Sawyer
Date:	04/04/14
Project No.:	Sawyer-L3L4-Sawyer2nd-Fremont
Scale:	Drawing File: Sawyer-L3L4-Sawyer2nd-Fremont.dwg
Sheet:	1" = 50'
Issue No.:	1 of 1

STAFF REPORT

TO: Planning Commission

FROM: Rian Harkins, Planning Director

DATE: 1 April 2014

SUBJECT: Request to approve a General Redevelopment Plan for the 23rd & Bell Area.

Recommendation: Staff recommends approval.

Request:

The City seeks approval of a general redevelopment plan for the area surrounding the intersection of 23rd and Bell Streets.

Background:

The general redevelopment plan submitted to the planning commission is a follow on item to the blight and substandard study that was approved at the February 2014 regular meeting. The redevelopment plan is designed to begin addressing the factors that contributed to the blighted and substandard conditions found in the study area.

The general redevelopment plan is required under state statutes in order to begin pursuing additional activities that address the issues found within the study area. It also allows the City to solicit and/or receive proposals for redevelopment from the private sector; and opens the door for other potential funding opportunities and redevelopment activities/projects.

Findings:

The proposed redevelopment plan is in conformance with the requirements of the the Future Land Use Plan, and is in conformance with the proposed Comprehensive Plan, Blueprint for Tomorrow.

General Redevelopment Plan
for the
23rd & Bell Area
April 2014



Prepared by:
Fremont Planning Department

Purpose of the Redevelopment Plan

The purpose of this redevelopment plan is to help guide the general redevelopment of the area contained within the 23rd & Bell Blight Study. According to the Community Development Law contained within state statutes, the general redevelopment plan is geared toward establishing remedies that alleviate the conditions causing blighted and substandard conditions and thus improving the overall economic well-being of the area and community as a whole.

Legal Description of the redevelopment area

The legal description for the 23rd & Bell redevelopment area is the same as adopted in the 23rd & Bell Blight Study; which was more particularly described as:

The 23rd and Bell Street Blight area contains an estimated 183 acres located in northeast Fremont and shall be described as follows:

From the point of beginning at the west right of way of North Platte Ave and the southeast corner of Northside Block 17; thence continuing north along the west right of way of North Platte Avenue and continuing along the west property line of Lewis Addition Lots 1, 3, and 2 to the south property line of Rodamar Addition Replat 1 Lot 6; thence continuing west to the southwest corner of Rodamar Addition Replat 1 Lot 6; thence continuing north along the west property line of Rodamar Addition Replat 1 Lot 6 and Rodamar Addition Replat 1 Lot 2 to the northwest corner of Rodamar Addition Replat 1 Lot 2; thence continuing east along the north property line of Rodamar Addition Replat 1 Lot 2 to the west right of way of North Yager Road/CR-46; thence continuing north along the west right of way of North Yager Road/CR-46 until it intersects with the half section line of SE1/4 Section 11-Township 17-Range 8E; thence continuing along east along the half section line of the N1/2 SW1/4 Section 12-Township 17-Range 8E to the northeast corner of Fremont Technology Park Outlot B; thence continuing south along the east property line of Fremont Technology Park Outlot B to the southeast corner of Fremont Technology Park Outlot B; thence continuing west along the south property line of Fremont Technology Park to the NE corner of the NW ¼ of SW1/4 of SW1/4 Section 12-Township 17-Range 8E; thence continuing south along the east boundary line of the W1/2 of SW1/4 of SW1/4 Section 12-Township 17-Range 8E to the north right of way of East 23rd Street; thence continuing east approximately 88 feet to a point intersecting a line extending north from the east right of way of North Clamar Avenue; thence continuing south across 23rd Street and the east right of way of North Clamar Avenue to the southwest corner of Fair Acres 5th Replat Lot 4; thence continuing west across North Clamar Avenue and the south boundary of Fair Acres 2nd Addition Block 5 to the east right of way of North Yager Road; thence continuing south along the east right of way of North Yager Road to a point of intersection with the south right of way of East 19th Street; thence continuing west along the south right of way of East 19th Street to the point of beginning at the west right of way of N Platte Ave and the southeast corner of Northside Block 17.

Background

Community Development Law, found in Sections 18-2101 through 18-2144 of the Nebraska Revised Statutes, allows a community to undertake efforts to revitalize blighted and substandard areas. The City has undertaken the preparation of this redevelopment plan with the desire to improve the social and economic well-being of the community by either introducing projects that address the conditions that contribute to blight or entertaining efforts by the private sector to alleviate such conditions through specific projects.

This redevelopment plan notes general activities and/or projects within the 23rd and Bell study area. A redevelopment project can involve a broad range of activities including:

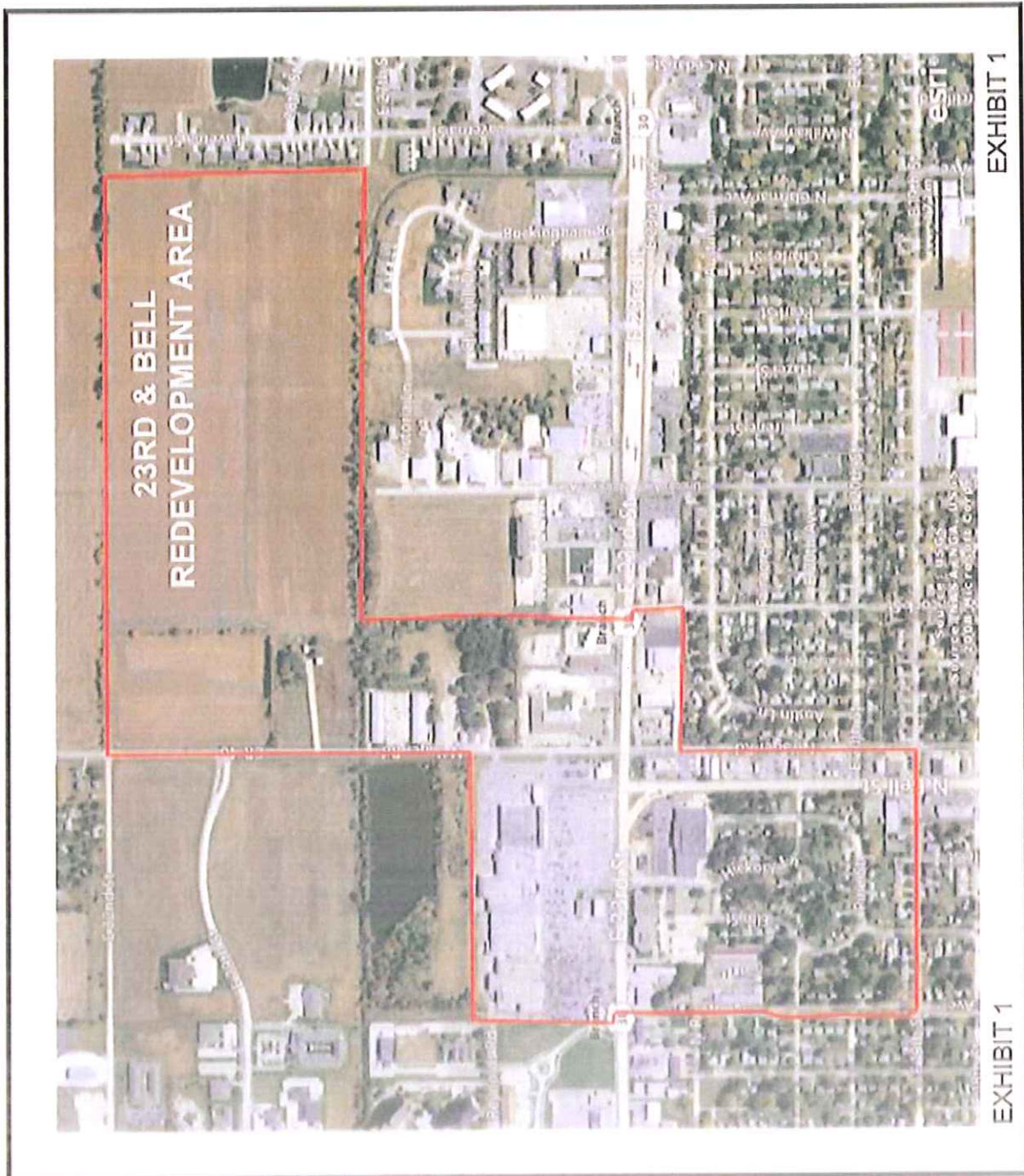
- Disposal of property, either real or personal
- Acquisition of blighted and substandard areas
- Sale or lease of land for a variety of purposes
- Acquisition of real property to be repaired or rehabilitated
- Demolition of existing buildings, structures, public facilities, and infrastructure as well as the construction of the same as deemed essential to the preparation of sites for uses in accordance with a redevelopment plan

However, it is important to note that state statutes mandate a detailed proposal outlining a redevelopment project or activity must be submitted to the City and its redevelopment authority for evaluation prior to approval as a qualified project. This also includes a cost benefit analysis for any potential project involving Tax Increment Financing (TIF).

With regard to the comprehensive plan, it is hereby incorporated by reference. Additionally, if any conditions found in the redevelopment plan are found to be in conflict with the comprehensive plan, the provisions of the comprehensive plan shall supersede this document. Furthermore, this redevelopment plan shall not constitute an amendment of the comprehensive plan.

Outline of the Redevelopment Plan

The area included in redevelopment plan is highlighted in Figure 1, which is on the following page.



The area includes approximately 183 acres of land, and is a mix of residential, commercial, and light industrial uses. The blight study for this area noted that over 73% of the buildings within the redevelopment area were considered substandard due to age; with many of these structures being residential in nature. In addition, the blight study noted that almost 70% of the structures in the redevelopment area were considered blighted due to structural condition. Furthermore, the blight study notes a number of unsafe conditions relating to street layout and deteriorating infrastructure (or lack thereof),

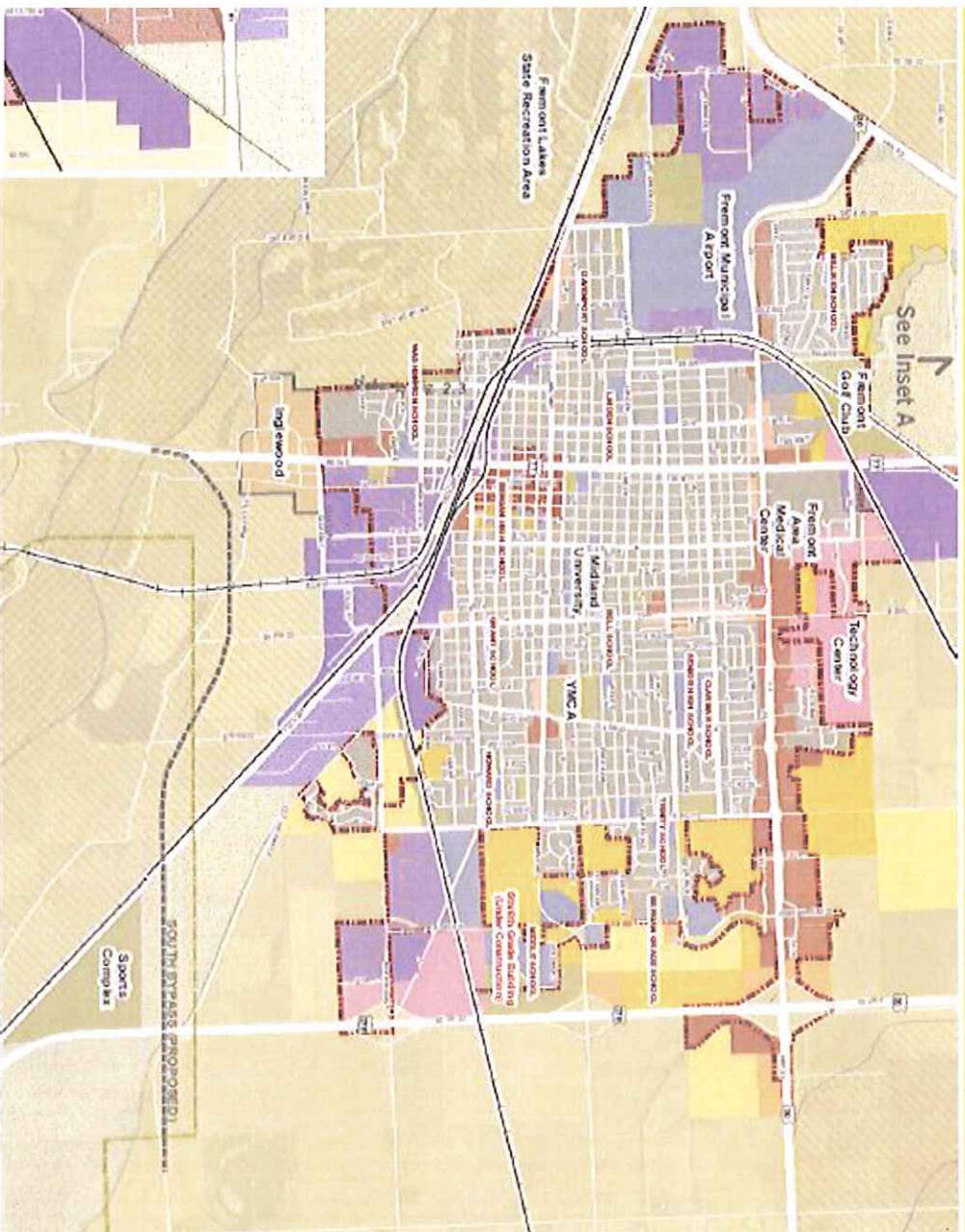
Potential redevelopment projects

As specific redevelopment projects are considered for the area, multiple factors contributing the blighted and substandard conditions should be addressed. Possible activities that would improve these conditions include:

- Removal of deteriorating and/or dilapidated structures
- Renovation or rehabilitation of structures
- Improving unsafe or unsanitary conditions relating to drainage and related infrastructure
- Assembling and platting of land for redevelopment
- Developing or improving other infrastructure in the area, including sidewalks, trails, streets, and utilities
- Increased enforcement of municipal codes relating to nuisances
- Undertaking façade, structural, streetscaping, or landscape improvements in the area

Relationship to the Comprehensive Plan

Redevelopment activities should be in conformance with the future land use map (attached herein) as well as the comprehensive plan as a whole. Concerning the comprehensive plan, this redevelopment plan supports the recommendations regarding the improvement of existing housing stock, redevelopment of deteriorating economic areas, and improvement of facilities that enhance the overall quality of life. Because this redevelopment plan is general in nature, specific redevelopment project must be weighed against and found to be in harmony with the comprehensive plan before being undertaken.



Map Legend

- City Limits
- Ingwood
- Railroad
- Waterbody Protection Areas
- 100-Year Floodway
- Zone AE
- Zone AO-2
- Future Land Use
- Rural
- Neighborhood Conservation
- Suburban Residential
- Auto-Urban Residential
- Urban Residential
- Suburban Village
- Business Park (Suburban)
- Auto-Urban Commercial
- Downtown (Urban)
- Auto-Urban Industrial
- Parks and Open Space
- Public and Institutional

Zone AE: Areas with a 1% annual chance of flooding.
 Zone AO-2: Areas with a 1% or greater annual chance of shallow flooding.
 * The boundaries of the floodplain are for informational purposes only. Refer to the Flood Insurance Study Map (FISMA) for specific information.

